

MINUTES
FRENCH MARKET CORPORATION
BOARD OF DIRECTORS MEETING

Tuesday, October 15, 2024 - 11:45 p.m.

Union Passenger Terminal
1001 Loyola Avenue
2nd Floor – Conference Room
New Orleans, LA 70113

A. CALL TO ORDER

The meeting was called to order by the Vice-President, Mr. Doucette at 11:46 p.m.

B. ROLL CALL

Members Present: Ms. Burns, Mr. DeLong (11:53 a.m., Mr. Doucette, Ms. Frilot, Councilmember Green (12:37 p.m.), Mr. Johnson, Councilmember King (12:01 p.m.), and Ms. McClendon

Members Absent: Mr. Kennedy, Councilmember Thomas and Ms. Tusa

Staff Present: Ms. Guidry, Mr. Gurtner, Ms. Watson, Mr. Ross, Ms. Oo, Mr. Coots, and Ms. Robison

C. REPORTS

1. Security Presentation

Ms. Guidry reported that the FMC did an all staff training with Security and had subsequent town hall meetings where we invited all FMC vendors and tenants.

The Security Captain and NOPD officers did a demonstration of the staff's security training and the tenants and vendors town hall meetings.

2. Executive Director's Report

SECURITY

Ms. Guidry reported that the FMC is working closely with the 8th District police station. We are doing more monthly reporting with them to make sure they are getting the information the Staff is moving with the FMC's head of security.

The Staff is taking the comments from people seriously and from the town hall meeting and are looking to do town hall meetings more often. The next town hall meeting will happen in early December and the Board if welcomed to attend.

MARKETING

The FMC has had an exciting few months. Hispanic Heritage was a huge success, where locals and visitors enjoyed Latin flavors and free dance lessons on a perfect September Saturday.

Last week, the Staff was joined by the Mayor, Councilmembers, and members of the Mexican Consulate, and several others to celebrate the unveiling of the FMC's newest mural on the floodwall, entitled "*Shared Memory.*" It was painted by _____. The piece celebrates the similarities between New Orleans and the towns of the Mexican Coast by highlighting music, dance, celebrations, and the communities' close ties to water.

This weekend the FMC will host Boo Carre, the FMC's annual Halloween celebration in Dutch Alley. Mr. Coots and Ms. Draughter have been working to add new highlights to one of the FMC's favorite signature events.

The FMC will host Fall activities with a pumpkin patch photo op and Taylor Swift-style music. The Children's Hospital parade request is the same ask of last year and will include the FMC's representation in the parade. Additionally, the French Quarter Fest's sponsorship request includes the New Year's Eve celebration.

The FMC is excited to introduce its inaugural Louisiana Culture Festival that will take place on Friday and Saturday, September 7th and 8th, 2025. The Staff has been working closely with the Louisiana Office of Tourism and the National Park Service to bring the event to light.

The FMC is continuing work with Audubon and the City to move towards the CEA for Riverfront Governance, which will remove the FMC from its management of Crescent Park. The City is currently exploring funding options with Audubon for this agreement. The City has also authorized the FMC to repair the elevator, alarm system, and lighting at Mandeville Wharf using wharf repair funds from the City and the work is currently underway.

BUILDING E RENOVATIONS

The renovations are moving along and is still on track for an October, 2025 completion date. The contractor is enclosing the interior and starting on the waterproofing work. This will be followed by exterior insulation and brick work. The framing is complete on the 2nd and 3rd levels and the 1st level framing is beginning next week.

The Flea Market restroom project is also on track with an anticipated completion date of mid-January, 2025. We are working with the contractor to do our best to minimize the disturbances during Market hours, while keeping the project on schedule.

The 524 St. Peter Street modifications in the UPB are also underway. The renovations will allow for a tenant to once again occupy the space. The UPB project is going through the final stages of reworking to make sure that the project properly anticipates environmental and safety concerns.

The FMC plans to host its next Board meeting in the National Park Service space and the Staff will take the Board for a tour of the District that will include a hard hat tour of Building E and the Market restrooms.

The FMC's landscape contract is coming to an end and the FMC needs to publicly rebid the services. IV Waste is out for their 1st renewal and the FMC also need to provide a final renewal for its interest for their services.

C. REVIEW AND APPROVAL OF MINUTES – July 16th, 2024

Councilmember King moved and Ms. McClendon seconded a motion to accept the minutes of the July 16, 2024 Board of Directors meeting. The motion carried unanimously.

E. CONSENT AGENDA

Public Market (SEPTEMBER 26, 2024)

1. Appeal - Syed Baghdadi New Application

Mr. Johnson moved and Ms. Burns seconded a motion to approve the new application for Syed Baghdadi. The motion carried unanimously.

2. Consideration – Vendor Insurance Requirements

Mr. Dana Tharp (Vendor Committee Representative) stated that in thirty-five years the vendors have not been required to have their own liability insurance in the Market. The \$25/mo. in tandem with payments to the FMC adds up to around \$60,000/yr.

Mr. DeLong moved and Mr. Johnson seconded a motion to remove item #2 from the Consent Agenda to New Business, item #3 for discussion. The motion carried unanimously.

F. NEW BUSINESS

1. French Quarter Festivals Inc.'s French Quarter Festival, Satchmo Summerfest, and Holiday New Orleans Style Sponsorship Request Introduced to Lay Over

Mr. Johnson moved and Ms. McClendon seconded a motion to approve the French Quarter Festival, Inc.'s sponsorship request to lay over. The motion carried unanimously.

2. Children's Hospital New Orleans / Kern Studios Holiday 2024 Sponsorship Request to Lay Over

Ms. Frilot moved and Mr. Johnson seconded a motion to approve the Children's Hospital New Orleans / Kern Studios Holiday 2024 sponsorship request to lay over. The motion carried unanimously.

3. Consideration – Vendor Insurance Requirements

Ms. Guidry reported that this item was brought to the Public Markets Ad Hoc Committee and what was found is that the FMC has never had an insurance requirement. There are two (2) types of insurance requirements which are general liability and workers comp. Anyone who has an employee has to have workers comp. and there are several vendors in the Market who have employees.

In talking to the FMC's insurance brokers the Staff found that they were of the understanding that FMC vendors had insurance, individually. The FMC would like to maintain the FMC's property and liability insurance; but that each vendor would have their own insurance for when they are vending on the property within their footprint and with their products.

The Staff would like to implement this requirement by January, 2025; which is at the same time that the occupational licenses are renewed.

This requirement will protect the vendors as well as the French Market.

Mr. Gurtner explained the limits of the required insurance and an example of what we are looking at based on working with the insurance broker.

The FMC is also asking to refine the program with the understanding that is a timeline on implementation.

Ray Lewis (FMC Counsel) explained what protections the vendor-required insurance would provide, and what protections the FMC's insurance provides.

Ms. Guidry explained that the cost for vendor insurance would be approximately \$25/mo. through their broker; however, vendors can also search for the most competitive price that they can. Ms. Guidry provided what was discussed at the Public Markets Ad Hoc meeting was that vendors-required insurance limits were as such:

General Liability – 1,000,000 per occurrence
Aggregate - \$2,000,000
Products Completed Operations \$1,000,000
Personal and Advertising Liability \$1,000,000

These are pretty standard limits which were provided to the FMC from its broker. The FMC has also set up informational sessions.

Ms. Burns moved and Ms. Frilot seconded a motion to approve the vendor insurance requirements. The motion carried unanimously.

4. Consideration – Issue Invitation to Bid Landscaping

Ms. Guidry reported that the French Market Corporation's current contract is coming to an end. The Board had authorized the previous renewals and we are seeking a licensed professional landscape company to perform regular year round maintenance throughout the district. FMC adheres to the City's Bureau of Procurement guidelines and procedures. Staff is asking the board to consider issuing a formal Invitation to Bid for Landscape Services.

Mr. Johnson moved and Ms. Frilot seconded a motion to approve the Staff to issue an invitation to bid for landscaping services. The motion carried unanimously.

5. Consideration - IV Waste Renewal

Ms. Guidry reported that the French Market Corporation currently engages the services of IV Waste to perform waste removal and disposal services. IV Waste was selected through the City's Invitation to Bid (ITB) process via City of New Orleans Bid No: 3093-0, dated May 17, 2023. The contract was executed on July 26, 2023 and became effective on the date of execution. The term of the contract is for one (1) year with four (4) one (1) year renewal options. The proposed first amendment reaffirms the price proposal submitted by the contractor in response to FMC's Invitation to Bid and will extend the contract date to July 25, 2025.

Mr. Johnson moved and Councilmember King seconded a motion to approve Amendment 1 to the Contract between FMC and IV Waste to allow one (1) additional year. The motion carried unanimously.

6. Consideration - Insurance Broker Amendment

The French Market Corporation (“FMC”) currently engages the services of McGriff Insurance Services, Inc. (“McGriff”) as FMC’s Insurance Producer of Record. McGriff was selected through the City’s Request for Proposal (“RFP”) process via City of New Orleans RFP No: 856, dated October 21, 2020. The contract was executed on February 25, 2021 and became effective on the date of execution. The proposed amendment will extend the contract date to February 24, 2026.

Councilmember King moved and Mr. Johnson seconded a motion to approve the Staff request to approve the amendment to the Contract between FMC and McGriff to allow one (1) additional year. The motion carried unanimously.

G. EXECUTIVE SESSION:

1. Discussion of the character, professional competence of physical or mental health of Katherine “KC” Guidry for consideration of FMC Executive Director

Ms. Leslie Alley (Former FMC Director) stated that she was at the meeting to support Ms. Guidry and that she was excited to see that the Board was going to make her permanent. She knew that when she left Ms. Guidry would “hit the ground running.” She does not and has never called Ms. Alley and she was present and glad to support Ms. Guidry.

Mr. Johnson moved and Mr. Doucette seconded a motion to move into Executive Session. The motion carried unanimously.

The Board moved into Executive Session at 12:44 p.m.

The Board returned from Executive Session at 1:04 p.m.

Mr. Doucette announced that there were no votes taken during Executive Session.

Mr. Johnson moved and Councilmember King seconded a motion to appoint KC Guidry as the permanent Executive Director of the French Market Corporation. The motion carried unanimously.

H. ADJOURNMENT

Mr. Johnson moved and Ms. Burns seconded a motion to adjourn. The meeting adjourned at 1:08 p.m.